

Identification of Area 17

Name or Designation:

University, Wallingford, Roosevelt, Sandpoint

Boundaries:

Area 17 is bound on the north by NE 95th. Street, on the east by Lake Washington, and on the south by Lake Union. The western boundary is Woodland Park Avenue N south of Green Lake-Woodland Park and Stone Way north of the lake.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

The area included in the Assessor's Commercial Area 17 includes northeast Seattle approximately from Aurora Avenue to Lake Washington and from Lake Union and Portage Bay north to NE 95th Street. It is divided for the purpose of assessment into economic neighborhoods each of which includes one or more business districts, as shown on the accompanying neighborhood map:

10	Stone Way - Northlake - Pacific Street
20	Wallingford
30	Green Lake
40	Roosevelt - Lake City Way
50	Roosevelt District
60	University District
70	University Village
80	Wedgewood
90	East Maple Leaf
100	View Ridge - Sand Point

1. Neighborhood 10 is Stone Way - Northlake - Pacific Street. Along Stone Way between N 40th Street and Lake Union is an area of older retail and service businesses with a number of industrial properties. The three east-west streets lying north of Lake Union are Northlake Avenue, N 34th Street, and Pacific Avenue. These have a combination of newer residential and mixed use projects, small office buildings, and older industrial properties.
2. Neighborhood 20 includes Wallingford, a major business district located along N 45th Street between Stone Way N and I-5 and along Stone Way from N 40th Street to N 45th Street.

3. Neighborhood 30 includes the commercial areas around Green Lake. The larger commercial district lies between Green Lake Drive and I-5, from NE 65th Street to NE 75th Street. It is the center of Neighborhood 30, which also includes the retail businesses along Green Lake Drive N between Densmore Avenue and Wallingford Avenue.
4. Neighborhood 40 includes the commercial areas along Roosevelt Way and Lake City Way between NE 75th Street and NE 95th Street.
5. The Roosevelt district is Neighborhood 50. It includes the commercial businesses along Roosevelt Way from Ravenna Boulevard to NE 75th Street and along NE 65th Street from I-5 to 20th Avenue NE.
6. The University District is Neighborhood 60. It is bordered by I-5 on the west, NE Ravenna Boulevard on the north, Ravenna Avenue on the east, and the University of Washington on the south. The eastern part of the district, along University Way and Brooklyn Avenue is the retail center. The western part has had considerable new development, including new office buildings, a new hotel, and several new apartment and congregate living projects. Directly north of the University campus is the residential area which includes fraternities, sororities, and rooming houses which provide student housing.
7. University Village is Neighborhood 70. It includes the University Village shopping center and the retail and service businesses located along 25th Avenue NE, NE Blakely, NE 50th Street, and Union Bay Place NE.
8. Neighborhood 80 includes the shopping districts along NE 65th Street east of 20th Avenue NE and along 35th Avenue NE. NE 65th Street has seen recent development activity, with the remodeling of the former PCC grocery store into a bookstore and coffee shop and two new mixed use developments on the north side of NE 65th Street.
9. Neighborhood 90, from 30th Avenue NE to 40th Avenue NE between NE 75th Street and NE 95th Street has little commercial development.
10. Neighborhood 100, lying to the east of 40th Avenue NE, is a primarily residential neighborhood, including View Ridge, Windemere, Laurelhurst, and Sand Point. The former Sand Point Naval Air Station has been converted to other public uses including Warren G. Magnuson Park, public housing, and office space for community organizations. There is a small shopping district along Sand Point Way at about 50th Avenue NE. The Childrens' Orthopedic Hospital is located at Sand Point Way and NE 50th Street.

Economic activity within Area 17 can be divided between region building activity, which exports to the larger regional economy, and region serving activity. The region building activities are the basis of the local economy, and the region serving businesses depend on the level of region building activity. The principal region building activity is the University of Washington, which attracts large numbers of students and provides employment for faculty and staff. Other region builders include the Children's Orthopedic Hospital, located on Sand Point Way at NE 50th Street, the home office of the Safeco Insurance Company, at NE 45th Street and 12th Avenue NE, and the shipyard activity along Lake Union and Portage Bay. The University Village shopping center has also become a region builder, having developed into a regional specialty center or lifestyle mall. Region serving activities include the smaller retail and service businesses located in the seven business centers.

Important changes have been taking place in these centers over the past several years. The University District was formerly a region building activity in itself, with a number of retail stores which attracted shoppers from around the Seattle area. These stores, including the Penneys Department Store, Nordstrom Department Store, and smaller specialty shops, have moved out of the district or are moving out at this time as leases expire. Many small restaurants and other businesses catering to the student population have taken their place, but commercial vacancies along University Way have been higher than the city average for several years. The exception is the University Bookstore, which carries text books and supplies for University classes. It also contains a large selection of popular books, music, camera supplies and clothing, and continues to attract shoppers from outside the University neighborhood.

Another important development, common to all the business centers in Area 17, has been the construction of large numbers of new apartments and residential condominiums. Until recently, apartment vacancies in the area were very low and rental rates were increasing rapidly, with the result that apartment properties were appreciating in value. This brought on a surge of multi-family development, especially in the eastern and northeastern parts of the University District.

Land in the area has seen significant increases in value, as evidenced by recent sales, so that now many properties have land values higher than their value in their existing use. In other words, the existing uses are not the use that the land would be put to if it were vacant, and increasingly are not the highest and best use of the properties as presently developed. The implication is that major redevelopment activity will be taking place in Area 17 in the next few years as the regional and national economies recover from the current recession. This is taking place now in the University District, with the recent completion of new office properties and a new hotel in the vicinity of Roosevelt Way and NE 45th Street. The Roosevelt district, along Roosevelt Way and along NE 65 Street between Roosevelt Way and 15th Avenue NE is another area of rising land values.

The University Village shopping center, lying east of 25th Avenue NE and north of NE 45th Street, has become a regional specialty center, with the Barnes and Noble book store and the Eddie Bauer store, and with several "high-end" shops, including Pottery Barn, Restoration Hardware, Crate and Barrel, and Miller-Pollard furnishings. The shopping center is currently being renovated and expanded with new retail shops, a five story parking garage, and additional office space.

Preliminary Ratio Analysis:

A Ratio Study was completed prior to the application of the recommended Roll 2004 values. This study included sales of improved parcels and showed a Coefficient of Variation (COV) of 19.22%. The study was repeated after application of the 2004 recommended assessed values. The results are included in the validation section of this report, and show an improvement in the COV to 9.69%.

Scope of Data

Land Value Data:

Vacant sales between January 1, 2001 and December 31, 2003 were considered in valuing land. Vacant sales are defined as transactions representing Value In Land to the purchaser. The category includes properties undeveloped at the time of sale and properties which were purchased for redevelopment rather than to continue the existing use.

Improved Parcel Total Value Data:

Sales of improved properties between January 1, 2001 and December 31, 2003 were considered in estimating market values of improved properties. Sales information is obtained from excise tax affidavits and reviewed by neighborhood appraisers to confirm that sales are "arms length" market transactions representing market value. Appraisers confirm sales through public record, through inspection of sale properties, and through interviews with buyers, sellers, and agents. Sales are listed in the "Sales Used" and "Sales Not Used" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

Land Value

Land Sales, Analysis, Conclusion:

Commercial, industrial and multi-family properties in Area 17 were examined to determine if changes in the assessed value of land were warranted for assessment year 2004. Changes were considered based on recent land sales and on the need to achieve equalization among similar parcels.

There were sixteen land sales in Area 17 between January 1, 2001 and December 31, 2003. These are shown in the following table.

Land Sales by Type and Sub-area				
	Commercial	Industrial	Multi-family	Total
Neighborhood 10	0	0	0	0
Neighborhood 20	3	0	0	3
Neighborhood 30	1	0	0	1
Neighborhood 40	1	0	0	1
Neighborhood 50	0	0	1	1
Neighborhood 60	5	0	1	6
Neighborhood 70	1	0	0	1
Neighborhood 80	3	0	0	3
Neighborhood 90	0	0	0	0
Neighborhood 100	0	0	0	0
Total	14	0	2	16

Land value ranges in Area 17 are \$40.00 to \$90.00 per square foot for commercial land, \$40.00 to \$70.00 per square foot for multi-family land and \$15.00 to \$30.00 per square foot for industrial land. Values tend to be lowest in the northern part of the area and highest within the principal business districts. Ranges of value within the individual neighborhoods are shown by zoning type in the following table.

Land Value per Square Foot by Zoning and Neighborhood			
Neighborhood	Zoning		
	Commercial	Industrial	Multi-family
10	\$50.00 - \$60.00	\$35.00 - \$50.00	\$45.00 - \$50.00
20	\$60.00 - \$70.00	-	\$50.00 - \$65.00
30	\$50.00 - \$60.00	-	\$40.00 - \$60.00
40	\$40.00 - \$45.00	-	\$40.00 - \$45.00

50	\$50.00 - \$70.00	-	\$40.00 - \$60.00
60	\$60.00 - \$90.00	-	\$50.00 - \$60.00
70	\$40.00 - \$50.00	-	\$35.00 - \$40.00
80	\$40.00 - \$45.00	-	\$35.00 - \$40.00
90	\$40.00 - \$50.00	-	\$35.00 - \$40.00
100	\$40.00 - \$50.00	-	\$35.00 - \$40.00

Some selected values lie outside these ranges due to special considerations such as view, corner location or adverse environmental conditions.

Recommended land values for Roll year 2005 (Assessment date January 1, 2004) result in decrease in total land value between January 1, 2003 and January 1, 2004 of .06%. Total assessed value of land changed from \$1,906,212,917 to \$1,905,019,600.

Vacant Land Model:

The direct sales comparison approach was used to estimate land values. The most important considerations were development potential, based on zoning, and location relative to major activity centers.

Improved Parcel Total Values:

Sales comparison approach model description:

In the sales comparison approach, sales of improved properties are used to establish value ranges for various types of use. Sales for Area 17 were verified and analyzed to determine the sale price per square foot of net rentable area. This information was stratified according to use and location in order to set value ranges for classes of properties. A set of value ranges was created for the entire geographic area and is then adjusted for local conditions within each neighborhood.

Cost approach model description:

Value estimates by the cost approach were made using a software program supplied by the Marshall Valuation Service, a widely accepted guide to construction costs in the real estate industry. The model requires that the floor area of the building be classified among a series of coded uses and that the building structure, quality, shape, and heating system be specified. The appraiser estimates the building's effective age based on its actual age, observed condition, and obsolescence present, and the model calculates replacement cost and depreciation. Depreciated replacement cost is added to site value to obtain the value estimate by the cost approach.

The cost approach is used to estimate the value of public facilities and other buildings such as churches which have highly specialized configuration and which are not frequently sold. Estimates of depreciated replacement cost are calculated for other properties as well but are given less weight than the sales comparison and income approaches, which are considered to more accurately reflect the real estate market.

Cost calibration

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall Valuation Service.

Income capitalization approach model description

The income capitalization model consists of a series of tables in which ranges of rent, vacancy, operating expenses, and overall capitalization rates are arrayed according to building quality and effective age. (See appendix) Tables are prepared for different types of income producing properties, (e.g. office buildings, retail stores, or restaurants). A separate set of tables is prepared for each sub-area, and the income model applies the appropriate table to each of the income producing properties in each sub-area to produce a value estimate by direct capitalization.

The valuation process includes the following steps:

- (1) The program multiplies the property's net rentable area by the market rent to derive potential gross income (PGI)
- (2) The program subtracts allowances for vacancy and operating expenses to derive net operating income (NOI).
- (3) The program capitalizes NOI (divides it by the overall rate) to produce the value estimate.

Income approach calibration

Parameters used in the income model (market rental rates, vacancy and operating expense ratios, and overall capitalization rates) were derived from published sources, from surveys and from analysis of sales of improved properties in the Area within the past three years.

Property Type	Typical Rent Range	Overall Rent Range	Expenses	OAR Range
Apartments	\$12.00 to \$14.00	\$9.00 to \$15.00	25%	.0725 - .0825
Restaurants	\$15.00 to \$18.00	\$9.00 to \$21.00	10%	.080 - .095
Retail	\$12.00 to \$25.00	\$9.00 to \$30.00	10%	.080 - .095
Offices	\$12.00 to \$18.00	\$9.00 to \$24.00	10% - 30%	.080 - .095
Medical Offices	\$15.00 to \$18.00	\$12.00 to \$24.00	10% - 30%	.080 - .095
Supermarket	\$8.00 to \$12.00	\$7.00 to \$16.00	10%	.080 - .095
Department store Discount store	\$12.00 to \$15.00	\$9.00 to \$21.00	10%	.080 - .095
Convenience Stores	\$12.00 to \$16.00	\$9.00 to \$18.00	10%	.080 - .095
Day Care Centers	\$12.00 to \$14.00	\$9.00 to \$16.00	10%	.080 - .095
Industrial/Whse	\$8.00 to \$10.00	\$7.00 to \$12.00	10%	.080 - .095
Service Garages and Mini-Lubes	\$9.00 to \$10.00	\$9.00 to \$12.00	10%	.080 - .095
Storage garage	\$4.00 to \$6.00	\$3.00 to \$9.00	10%	.080 - .095
Basement, Mezzanine	\$4.00 to \$6.00	\$3.00 to \$8.00	10%	.080 - .095
Vacancy Rate for all property types in Area 17 is 5%				

Model Validation

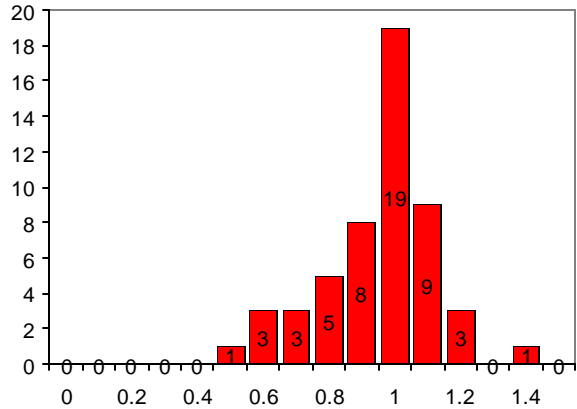
Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is office reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

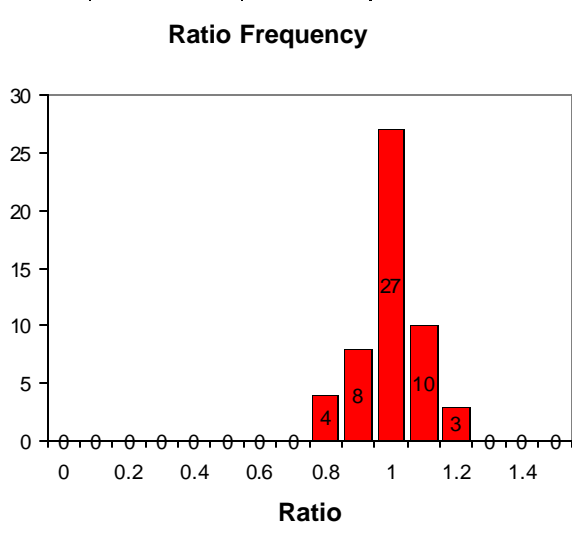
Application of the total Value Model described above results in improved equity between individual properties as shown by the improvement in the C.O.V. from 19.22% to 9.69% and the C.O.D. from 13.36% to 6.92%. This reflects an improvement from previous values. In addition, the resulting assessment level is 94.3%. These figures are presented in the 2003 and 2004 Ratio Analysis charts included in this report.

The total assessed value of Area 17 for the 2003 Assessment Year was \$2,432,746,637. The total recommended assessed value for the 2004 Assessment Year is \$2,464,894,900. This amounts to a total change of approximately +1.32%.

**Area 017 - University/Wallingford
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:		
North Crew	1/1/2003	4/13/2004	1/1/01 - 12/31/03		
Area	Appr ID:	Prop Type:	Trend used?: Y / N		
17	SWIL	Improvement	N		
SAMPLE STATISTICS					
Sample size (n)	52	<div>Ratio Frequency</div> 			
Mean Assessed Value	690,900				
Mean Sales Price	776,600				
Standard Deviation AV	518,434				
Standard Deviation SP	585,931				
ASSESSMENT LEVEL					
Arithmetic mean ratio	0.902	<div>These figures reflect the 2003 assessment level of improved sales compared to current market sales.</div>			
Median Ratio	0.942				
Weighted Mean Ratio	0.890				
UNIFORMITY					
Lowest ratio	0.4507				
Highest ratio:	1.3981				
Coefficient of Dispersion	13.36%				
Standard Deviation	0.1733				
Coefficient of Variation	19.22%				
Price-related Differential	1.01				
RELIABILITY					
95% Confidence: Median					
Lower limit	0.874				
Upper limit	0.969				
95% Confidence: Mean					
Lower limit	0.855				
Upper limit	0.949				
SAMPLE SIZE EVALUATION					
N (population size)	1269				
B (acceptable error - in decimal)	0.05				
S (estimated from this sample)	0.1733				
Recommended minimum:	46				
Actual sample size:	52				
Conclusion:	OK				
NORMALITY					
Binomial Test					
# ratios below mean:	20				
# ratios above mean:	32				
z:	1.52542554				
Conclusion:	Normal*				
*i.e., no evidence of non-normality					

**Area 017 - University/Wallingford
2004 Assessment Year**

Quadrant/Crew:	Lien Date:	Date:		Sales Dates:			
North Crew	1/1/2004	4/13/2004		1/1/01 - 12/31/03			
Area	Appr ID:	Prop Type:		Trend used?: Y / N			
17	SWIL	Improvement		N			
SAMPLE STATISTICS							
Sample size (n)	52	<div style="text-align: center;">  <p>Ratio Frequency</p> <p>The histogram shows the frequency of ratio values. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4. The y-axis is labeled 'Ratio Frequency' and ranges from 0 to 30. The bars are red. The frequencies for the bins are: 0.8-0.9: 4, 0.9-1.0: 8, 1.0-1.1: 27, 1.1-1.2: 10, 1.2-1.3: 3.</p> </div>					
Mean Assessed Value	732,400						
Mean Sales Price	776,600						
Standard Deviation AV	537,561						
Standard Deviation SP	585,931						
ASSESSMENT LEVEL							
Arithmetic mean ratio	0.954	<div style="border: 1px solid black; padding: 5px;"> <p>These figures reflect the 2004 assessment level of improved sales compared to current market sales.</p> </div>					
Median Ratio	0.962						
Weighted Mean Ratio	0.943						
UNIFORMITY							
Lowest ratio	0.7429						
Highest ratio:	1.1925						
Coefficient of Dispersion	6.92%						
Standard Deviation	0.0924						
Coefficient of Variation	9.69%						
Price-related Differential	1.01						
RELIABILITY							
95% Confidence: Median							
Lower limit	0.938						
Upper limit	0.977						
95% Confidence: Mean							
Lower limit	0.929						
Upper limit	0.979						
SAMPLE SIZE EVALUATION							
N (population size)	1269						
B (acceptable error - in decimal)	0.05						
S (estimated from this sample)	0.0924						
Recommended minimum:	14						
Actual sample size:	52						
Conclusion:	OK						
NORMALITY							
Binomial Test							
# ratios below mean:	23						
# ratios above mean:	29						
z:	0.693375245						
Conclusion:	Normal*						

*i.e., no evidence of non-normality

Improvement Sales for Area 017 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
017	010	182504	9053	7,460	1923384	\$1,012,000	11/19/02	\$135.66	TOTEM GIRL SCOUT COUNCIL	C140'	1
017	010	660028	0015	0	1828906	\$232,570	07/09/01	\$0.00	PACIFIC PALISADES CONDO, UNIT C		1
017	010	803370	0005	2,710	1799226	\$570,000	01/30/01	\$210.33	CAT CLINIC OF SEATTLE	C140'	1
017	020	007200	0070	1,847	1917393	\$365,000	10/22/02	\$197.62	SPORTS CARDS & HOUSE	NC240'	1
017	020	408380	3165	2,288	1970078	\$450,000	06/27/03	\$196.68	WALLINGFORD PRINTING	NC240'	1
017	020	686520	0065	2,863	1821265	\$270,000	05/29/01	\$94.31	INTERLAKE CHILD CARE	L2	1
017	020	686520	0945	1,509	1978347	\$535,000	07/30/03	\$354.54	FARMERS INS & 3-APTS	L3RC	1
017	020	782120	0005	0	1809619	\$300,000	03/30/01	\$0.00	HOUSE 1429 N 45TH STREET		1
017	020	869030	0005	8,585	1819303	\$1,600,000	05/25/01	\$186.37	FRANDON	NC240'	1
017	030	335950	0645	3,343	1839862	\$535,000	08/31/01	\$160.04	SOCI HAIR AND APTS	NC130	1
017	030	955020	1085	3,450	1876956	\$525,000	03/29/02	\$152.17	50TH ST DELI MART	NC130	1
017	040	288770	0610	2,352	1799395	\$825,000	02/01/01	\$350.77	VARLAMOS BROTHER SEAFOOD	C140	1
017	040	297980	0005	4,320	1948409	\$582,500	03/28/03	\$134.84	SOUND ADVICE	C140'	1
017	040	297980	0945	3,606	1816917	\$375,000	05/01/01	\$103.99	HAPPY GO LATTE'	L2RC	1
017	040	510040	3462	1,920	1919012	\$275,000	10/15/02	\$143.23	APT/OFFICE	SF5000	1
017	040	510140	2200	4,790	1806155	\$775,000	03/12/01	\$161.80	SEVEN SEAS RESTAURANT	C1-65	1
017	040	510140	2711	6,600	1902711	\$490,000	08/01/02	\$74.24	TLH ABATEMENT	L2RC	1
017	040	510140	4527	2,888	1921941	\$510,000	11/04/02	\$176.59	HOSS & SON UPHOLSTERY	L2RC	1
017	050	365870	0090	480	1851365	\$475,000	11/06/01	\$989.58	KYOTO TERIYAKI	NC365*	1
017	060	092504	9154	2,268	1825350	\$340,000	06/19/01	\$149.91	ROOMING HOUSE	L3	1
017	060	286210	0600	5,467	1861811	\$744,500	01/04/02	\$136.18	MIXED USE BLDG	NC240	1
017	060	409230	1430	1,740	1841684	\$265,000	09/12/01	\$152.30	ACCUSPEED	L3	1
017	060	533520	0576	851	1843104	\$285,000	09/21/01	\$334.90	HOUSE	MR	1
017	060	674670	0140	4,318	1909930	\$2,850,000	09/13/02	\$660.03	BURGER KING	NC365	2
017	060	674670	0870	2,198	1921991	\$350,000	11/15/02	\$159.24	SINGLE FAM RES	L3	1
017	060	674670	1565	6,840	1809625	\$1,534,000	03/28/01	\$224.27	TUBS	NC365	1
017	060	674670	1715	1,342	1971053	\$250,000	07/02/03	\$186.29	SINGLE FAMILY RESIDENCE	L3	1
017	060	881640	0120	5,618	1961455	\$685,000	05/13/03	\$121.93	SQUIRE SHOP	NC365P1	1
017	060	881640	0670	2,571	1892991	\$430,000	06/19/02	\$167.25	TRIPLEX	NC365P2	1
017	060	881640	0935	4,120	1834574	\$777,500	08/01/01	\$188.71	LAUNDRY & RETAIL	NC365P1	1
017	060	882390	1575	2,546	1894993	\$400,000	06/26/02	\$157.11	HOUSE	L3	1
017	060	882390	1660	2,189	1808808	\$429,950	03/21/01	\$196.41	ROOMING HOUSE	L3	1

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.
017	060	882390	1695	3,000	1816096	\$525,000	04/30/01	\$175.00	ROOMING HOUSE	L3	1
017	060	882390	1765	2,183	1808495	\$469,900	03/21/01	\$215.25	ROOMING HOUSE	L3	1
017	060	882390	1840	3,068	1816534	\$560,000	04/23/01	\$182.53	ROOMING HOUSE	L3	1
017	060	882390	1980	2,262	1825016	\$550,000	06/19/01	\$243.15	ROOMING HOUSE	L3	1
017	060	882390	1980	2,262	1951257	\$570,000	04/10/03	\$251.99	ROOMING HOUSE	L3	1
017	060	882390	2695	5,952	1882532	\$1,110,000	04/24/02	\$186.49	ROOMING HOUSE	L3	1
017	070	092504	9214	1,966	1894722	\$312,000	06/22/02	\$158.70	NOMAD RECORDS CD & TAPES	NC240	1
017	070	092504	9214	1,966	1901445	\$312,000	07/26/02	\$158.70	NOMAD RECORDS CD & TAPES	NC240	1
017	070	092504	9372	4,880	1819066	\$1,000,000	05/18/01	\$204.92	60 MIN TUNE & KITS CAMERAS	C165	1
017	070	102504	9232	7,290	1882912	\$1,317,000	04/23/02	\$180.66	LAUREL HURST PROF CTR	NC2/40'	1
017	070	208020	0006	6,306	1832915	\$1,588,000	07/30/01	\$251.82	UNIVERSITY VILLAGE PRO BLDG	NC240'	1
017	070	243720	0034	3,332	1819025	\$560,000	05/22/01	\$168.07	ANIMAL CLINIC	C265	1
017	070	881990	0005	5,400	1895077	\$700,000	06/24/02	\$129.63	ECCO	NC140'	1
017	080	203850	0155	6,966	1915565	\$1,595,000	09/30/02	\$228.97	PUGET CONSUMERS CO-OP	LRC	1
017	080	881540	0555	3,376	1835271	\$324,000	08/06/01	\$95.97	HOAGY'S CORNER	NC130'	1
017	020	085330	0015	2,301	1950317	\$403,600	04/08/03	\$175.40	GRANUM INC	C1-40	1
017	020	408380	3185	9,750	1962159	\$1,899,250	05/28/03	\$194.79	GREEN LANTERN TAVERN AND APTS	NC240'	1
017	040	510040	1240	2,100	1959978	\$290,000	05/20/03	\$138.10	MERRY MAIDS	NC240'	1
017	060	092504	9050	2,679	1985136	\$500,000	08/25/03	\$186.64	ROOMING HOUSE	L3	1
017	060	092504	9358	3,621	1985139	\$600,000	08/26/03	\$165.70	TRIPLEX	L3	1
017	060	114200	0120	10,400	1955764	\$2,696,200	05/01/03	\$259.25	BARTELL'S AND APARTMENTS	NC365P1	1
017	060	409230	0705	3,138	1996853	\$449,950	10/16/03	\$143.39	DUPLEX	L3	1
017	060	522630	0235	4,748	1998933	\$590,000	10/16/03	\$124.26	COWEN PARK GROCERY & DUPLEX	SF5.0	1
017	060	881640	0345	7,502	2000375	\$1,575,000	10/31/03	\$209.94	THE WISE PENNY	NC365P1	1
017	060	881640	1120	13,515	1997053	\$1,450,000	10/15/03	\$107.29	HALLMARK AND RETAIL STORES	NC365P1	1

Vacant Sales for Area 017 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
017	030	952810	0485	9,123	1841472	\$633,003	08/24/01	\$69.39	SPUD FISH & CHIPS	NC340'	1
017	050	952810	3100	4,120	1817514	\$291,000	05/08/01	\$70.63	ROOSEVELT THERAPY ASSOCIATES	L2 RC	1
017	060	533520	0595	2,584	1958338	\$185,000	04/28/03	\$71.59	PARKING LOT	NC365'	1
017	040	688480	0070	13,720	1957861	\$700,000	05/08/03	\$51.02	WILD WEST TRUCKS	C140'	1
017	060	082504	9091	2,400	2005301	\$195,000	11/25/03	\$81.25	RETAIL	NC240P2	1
017	060	114200	1670	4,120	1994520	\$487,500	10/09/03	\$118.33	RESIDENCE	L3	1
017	060	114500	0130	29,574	1983065	\$2,337,500	08/26/03	\$79.04	SINGLE FAMILY RESIDENCE	C165'	3
017	060	533520	0040	9,000	1941215	\$790,000	02/24/03	\$87.78	INDIA HOUSE RESTAURANT	NC365'	1
017	070	092504	9365	8,750	1967648	\$650,000	06/20/03	\$74.29	FOX CLEANERS	C265	1
017	020	051000	2315	25,519	1820467	\$2,271,000	05/31/01	\$88.99	PAYLESS DRUG	NC240'	1
017	020	051000	2315	25,519	1916696	\$2,000,000	10/18/02	\$78.37	PAYLESS DRUG	NC240'	1
017	020	007200	0090	4,280	1884601	\$299,000	05/06/02	\$69.86	SFR USED AS OFFICE	NC240'	1
017	060	674670	2120	7,436	1889719	\$200,000	05/30/02	\$26.90	COMMERCIAL PARKING LOT	NC240'	1
017	080	329080	0250	6,386	1914803	\$515,000	10/04/02	\$80.65	COMMERCIAL LAND WITH SFR	NC230'	1
017	080	716920	0230	9,024	1923736	\$500,000	11/22/02	\$55.41	RAVENNA RADIATOR REPAIR	NC240'	1
017	080	329080	0260	21,115	1978760	\$1,070,000	08/09/03	\$50.67	GODFATHERS PIZZA (DEMOLISHED)	NC230'	1